

Memorandum

To: Planning Commission Members
From: The Development Department
CC: Honorable Members of City Council, Clerk of Council, City Departments
Date: May 2, 2014
Re: Staff Report for Pinnacle Club Subarea E – Development Plan Amendment

Item #4 – Pinnacle Club Subarea E – Development Plan Amendment
(PID# 201403310014)

Application: Development Plan Amendment
Location: Pinnacle Subdivision, Subarea E (West of Buckeye Parkway, East of Interstate-71)
Applicant: Jackson B. Reynolds III, c/o Smith and Hale
Zoning: PUD-R

Relevant Code Section(s):

- 1135.14 Zoning Districts and Regulations – Planned Unit Development District
- The Pinnacle Club of Grove City Zoning Standards Text (February 2013 revision, C-71-12)
- The Pinnacle Club of Grove City Development Standards Text (January 2013 revision, CR-41-12)

Project Summary:

The applicant is requesting approval of a development plan amendment for Subarea E of the Pinnacle Club, located west of Buckeye Parkway and east of Interstate 71. The proposed amendment is primarily to ensure that the development standards text for the subarea coincides with proposed amendments to the zoning text, under a separate application. These proposed changes include allowing larger Village Home housing types, and permitting poured concrete exposed foundations finished to simulate the appearance of brick or stone.

The proposed amendment also includes the removal of the double row of evergreen trees along the western project boundary, adjacent to Interstate 71. A sound wall is proposed to be installed by ODOT along the edge of the ODOT right-of-way adjacent to Subarea E as part of the future improvements to widen I-71 to three lanes in both directions. Materials show supplemental decorative landscaping between the sound wall and Victoria Lane (the rear alley accessing garages for structures backing to I-71). Where the sound wall is not proposed, a variety of deciduous and evergreen trees are proposed. Although extensive landscaping currently exists within a portion of the ODOT right-of-way adjacent to Subarea E, staff is not supportive of the removal of the double row of evergreen trees where the ODOT sound wall is not proposed.

Code Analysis:

Per Section 1135.14 of the Codified Ordinances of Grove City, Planning Commission is charged with reviewing and evaluating Preliminary and Final Development Plan applications by applying the eight (8) findings.

- (1) **The use proposed will not be detrimental to present and potential surrounding uses, but will have a beneficial effect which could not be achieved under any other district.**

Finding Met: The proposed amendment to the development text will not harm present or potential surrounding uses. Proposed changes will allow for a new, larger Village Home housing type to be constructed within the subarea. Primary exterior materials and lot sizes are not being amended with this application; therefore staff believes that the proposed amendment is in character with the intent of the subarea.

- (2) **Any exception from Zoning Code (Ordinance C79-74, passed January 20, 1975) requirements is warranted by the design and amenities incorporated in the Development Plan.**

Finding Met: The proposed development text amendment will not create any new exceptions from the Zoning Code, and are proposed to ensure that the development text matches proposed amendments to the Zoning Text for the Pinnacle Club of Grove City.

- (3) **Land surrounding the proposed development can be planned in coordination with the proposed development and that it is compatible in use.**

Finding Met: Staff is of the opinion that the proposed development text amendments are in character with the intent of the subarea, which was created to ensure area development would be compatible with surrounding uses. Furthermore, the development of the subarea is being coordinated with ODOT regarding improvements to I-71 adjacent to the development and the installation of a sound wall.

- (4) **The proposed change to a Planned Unit Development District is in conformance with the general use intent of the area.**

Finding Met: The proposed amendments to the development standards text are in conformance with the general intent of the subarea.

- (5) **Existing and proposed streets are suitable and adequate to carry anticipated traffic within the proposed district and in the vicinity of the proposed district.**

Finding Met: The proposed amendment will not affect the approved road network within the development, and staff is of the opinion that these approved streets are adequate to carry traffic generated by future development on the site.

- (6) **Existing and proposed utility services are adequate for the proposed development.**

Finding Met: Existing and proposed utilities are adequate for developing the remainder of the site.

- (7) **Each phase of the proposed development, as it is proposed to be completed contains the required parking spaces, landscape and utility areas necessary for creating and sustaining a desirable and stable environment.**

Finding Can be Met: Staff does not support the removal of the previously approved double row of evergreen trees along the western property boundary where ODOT is not installing a sound wall. Staff does not oppose the landscaping shown on plan sheet C000 where the ODOT sound wall is proposed.

- (8) **The proposed Planned Unit Development District and all proposed buildings, parking spaces and landscape and utility areas can be completely developed within seven years of the establishment of the district, unless otherwise provided for by Council.**

Finding Met: The remainder of Subarea E can be fully prepared for the development and construction of residences within seven years of the approval of the proposed amendment.

Recommendation(s):

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Development Plan Amendment with the following stipulations:

1. Amendments shall only apply to Subarea E of the development standards text.
2. A double row of evergreen trees shall be installed between Victoria Lane and the western property boundary where the ODOT sound wall is not installed. Landscaping adjacent to the southern parking area shall be installed as shown on sheet C000 received April 24, 2014.